

	APPROXIMATE PROPERTY LINE
	APPROXIMATE SETBACK LINE
	EXISTING CURB
	EXISTING FENCE
	EXISTING GRAVEL
	EXISTING PAVEMENT
	EXISTING ELEC., TEL. & CABLE
	EXISTING GAS
	EXISTING UTILITY POLE
	EXISTING DECIDUOUS TREE
	EXISTING CONIFEROUS TREE
	IRON ROD/PIPE FOUND
	CONCRETE MONUMENT FOUND
	REBAR SET

188 & 192 SOUTH CHAMPLAIN STREET
ZONING: RESIDENTIAL - HIGH DENSITY (RH)
LOT SIZE = 8,440 SQ. FT.

<u>PROPOSED</u>	
BUILDINGS	1,375 SQ. FT.
PORCHES	215 SQ. FT.
WALKS	35 SQ. FT.
DRIVEWAY	2,245 SQ. FT.

NOTES

1. THIS PROPERTY LIES WITH IN THE RESIDENTIAL - HIGH DENSITY (RH) ZONING DISTRICT.
2. UTILITIES SHOWN DO NOT PURPORT TO CONSTITUTE OR REPRESENT ALL UTILITIES LOCATED UPON OR ADJACENT TO THE SURVEYED PREMISES. EXISTING UTILITY LOCATIONS ARE APPROXIMATE ONLY. THE CONTRACTOR SHALL FIELD VERIFY ALL UTILITY CONFLICTS. ALL DISCREPANCIES SHALL BE REPORTED TO THE ENGINEER. THE CONTRACTOR SHALL CONTACT DIG SAFE (888-344-7233) PRIOR TO ANY CONSTRUCTION.
3. PROPERTY LINE INFORMATION IS APPROXIMATE AND BASED ON A PLAT OF SURVEY ENTITLED "PERRAS PROPERTIES, LLC," BY CIVIL ENGINEERING ASSOCIATES, INC., DATED JANUARY 22, 2020. THIS PLAN IS NOT A BOUNDARY SURVEY AND IS NOT INTENDED TO BE USED AS ONE. MONUMENTATION RECOVERED IS CONSISTENT WITH RECORDED DOCUMENTS.
4. SITE INFORMATION IS BASED ON A FIELD SURVEY PERFORMED BY CIVIL ENGINEERING ASSOCIATES, INC WINTER 2020. CIVIL ENGINEERING ASSOCIATES, INC. SURVEY ORIENTATION IS "GRID NORTH", VERMONT COORDINATE SYSTEM OF 1983 (HORIZONTAL) AND NAVD83 (VERTICAL) ESTABLISHED FROM GPS OBSERVATIONS ON SITE.
5. ALL OTHER SITE INFORMATION IS BASED UPON ORTHOMETRIC PHOTOGRAPHY.

